

KLM PLANNING PARTNERS INC.
ON BEHALF OF 2485097 ONTARIO INC.

Official Plan Amendment and
Zoning By-law Amendment
(City Files: OP.20.009 and Z.20.022)

7896 Huntington Road, Ward 2

City of Vaughan – Public Hearing, 7:00 PM
December 1, 2020

COMMUNICATION – C1

ITEM 1

Committee of the Whole (Public Meeting)

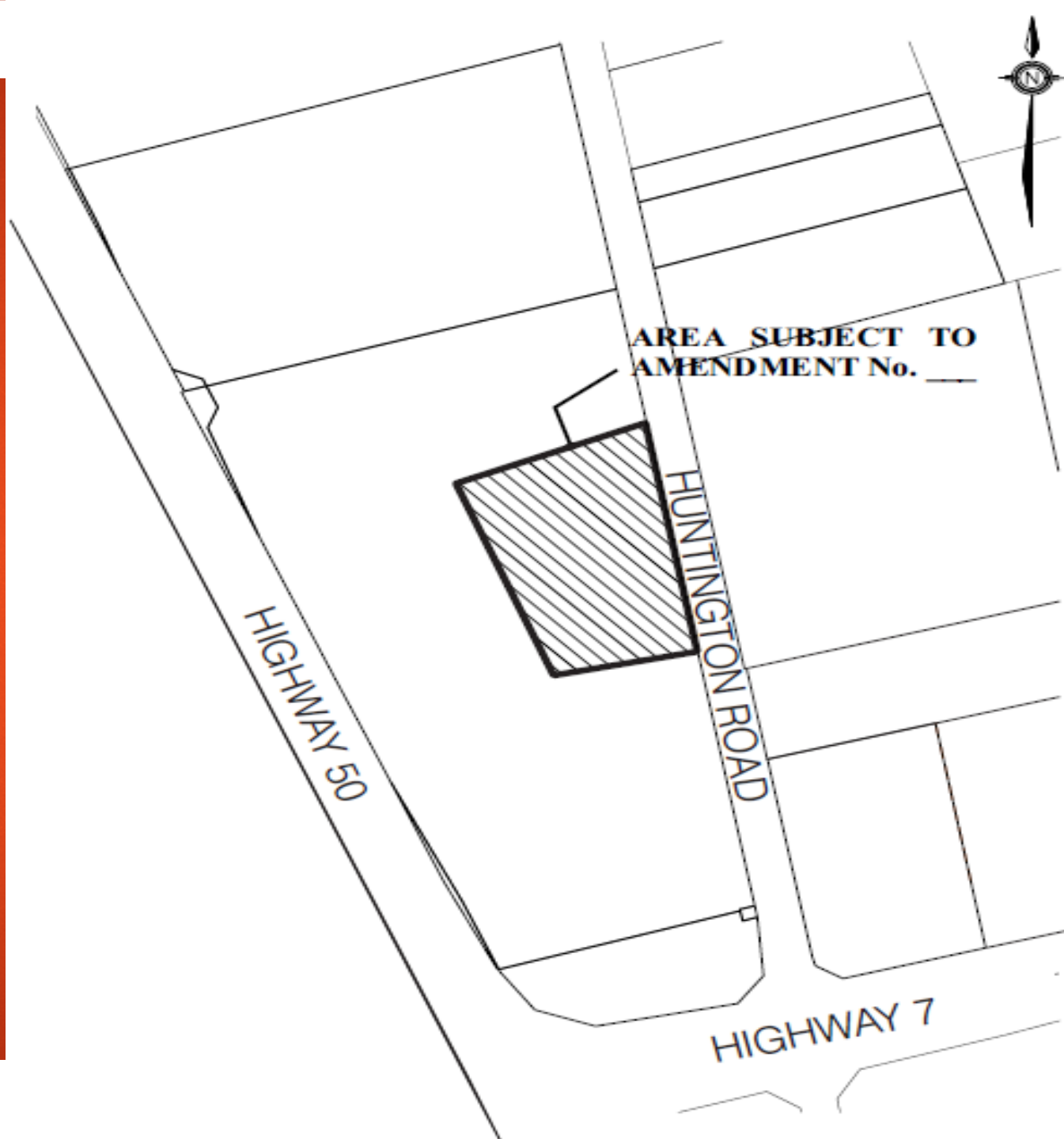
December 1, 2020



Location

- ▶ The subject lands are located on the west side of Huntington Road, south of Traverse Drive, and known municipally as 7896 Huntington Road.
- ▶ The subject lands are 1.05 hectares (2.6 acres) in size.

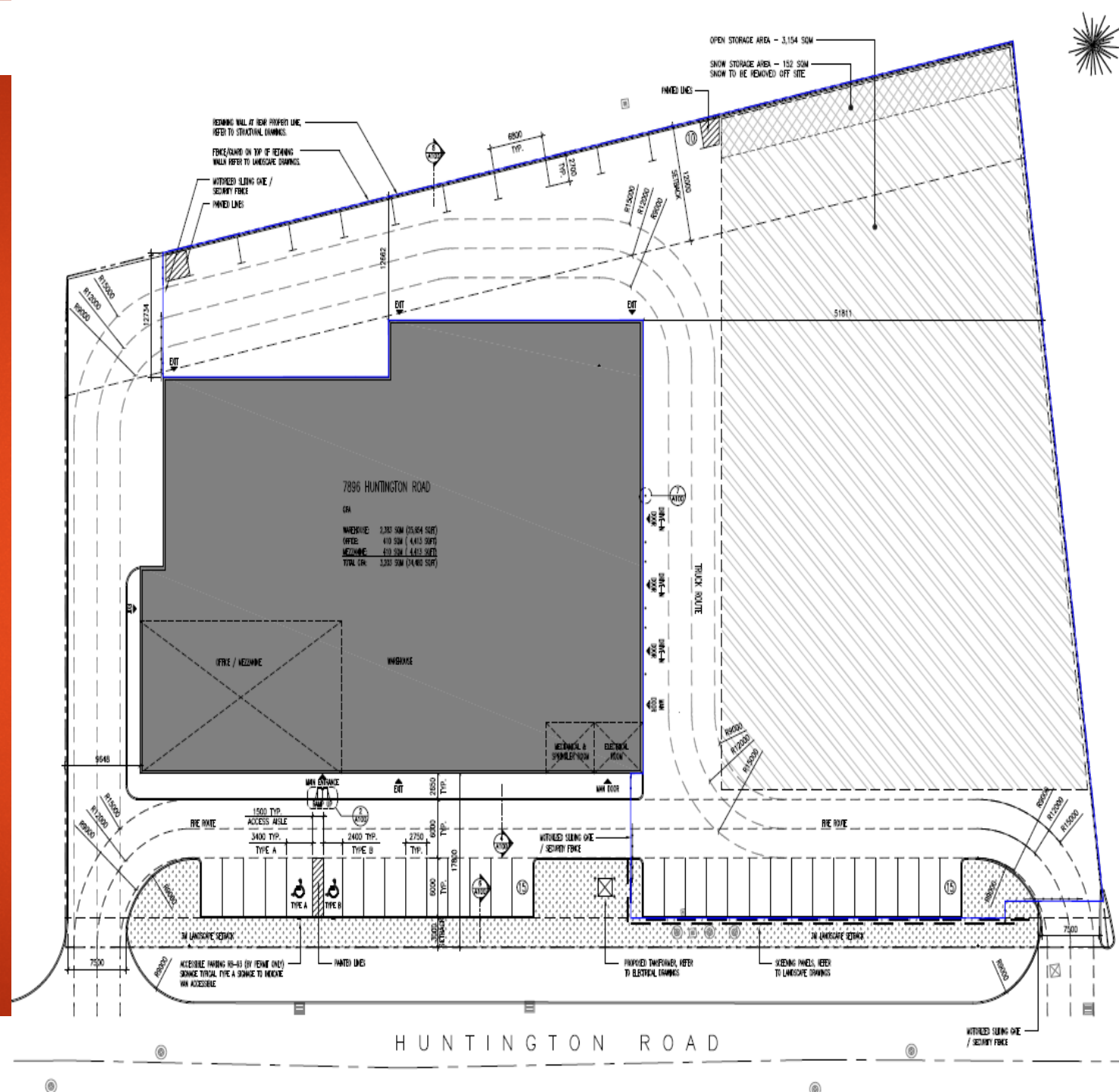
Location Map



Existing Land Use Designations

- ▶ The subject lands are designated 'Prestige Employment' by Schedule 13 Land Use and are located within the 'Huntington Business Park Area Specific Plan' by Schedule 14-B Areas Subject to Area Specific Plans within Vaughan Official Plan 2010 ("VOP 2010").
- ▶ The site is zoned 'EM1 Prestige Employment Area Zone' by City of Vaughan Comprehensive Zoning By-law 1-88 (the "Zoning By-law").
- ▶ The current land use permissions allow Employment uses (ie. manufacturing, processing and warehousing) but do not permit accessory outside storage.

Site Plan



Proposal

- ▶ To amend VOP 2010 and Zoning By-law 1-88 to redesignate the subject lands from 'Prestige Employment' to 'General Employment' and rezone from 'EM1 Prestige Employment Area Zone' to 'EM2 General Employment Area Zone' with site-specific exceptions, to permit the accessory outside storage of equipment, trucks, trailers, and materials (such as lumber, steel, rebar, steel fibres, etc.) associated with a permitted Employment Use for a concrete flooring and wall manufacturing company (2485097 Ontario Inc.).
- ▶ The outside storage area will be restricted to 30% of the site as per the EM2 Zone but contained within a larger fenced in area to allow for truck maneuvering. An architectural screen wall will be provided along Huntington Road with concrete walls and opaque screening along the other sides.

Purpose of Application

- ▶ The subject lands are intended to be used for office and storage purposes.
- ▶ The permitted Employment Use building will be facilitated separately through a Building Permit Application which was submitted to the Vaughan Building Department in April 2020, to advance receipt of a Building Permit and initiate construction of the permitted Employment Use under the current 'Prestige Employment' designation and 'EM1 Prestige Employment Zone Area' zone.
- ▶ The site is currently under construction.
- ▶ It is our client's intent to obtain the Official Plan and Rezoning approvals to allow the accessory outside storage use to coincide with the completion of the permitted Employment Use building in early 2021 under the proposed 'General Employment' and 'EM2 General Employment Area Zone'.

Huntington Road Streetscape



PROPOSED INDUSTRIAL BUILDING
7896 HUNTINGTON ROAD
Vaughan, ON.

STREETSCAPE VIEW
AUGUST 19th, 2020.

Questions?

- ▶ Presentation by: Grant Uyeyama, **BAA, MCIP, RPP** – Principal Planner with KLM Planning Partners Inc.
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